021.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,700 / 605,700
					USE VALUE:	605,700 / 605,700
					ASSESSED:	605,700 / 605,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACEJO CHRISTOPHER
Owner 2:	PACEJO JACLYN
Owner 3:	
Street 1:	255 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COURTNEY GERALD P SR--ETAL -
Owner 2:	COURTNEY CAROLANN -
Street 1:	255 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,530 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Clapboard Exterior and 1467 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5530.000	182,500	1,400	421,800	605,700
Total Card	0.127	182,500	1,400	421,800	605,700
Total Parcel	0.127	182,500	1,400	421,800	605,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.02 | /Parcel: 413.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14424
GIS Ref
GIS Ref
Insp Date 04/12/18

!1828!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,600	1400	5,530.	421,800	605,800	605,800	Year End Roll	12/18/2019
2019	101	FV	164,300	1400	5,530.	448,200	613,900	613,900	Year End Roll	1/3/2019
2018	101	FV	192,100	1400	5,530.	326,900	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	192,100	1400	5,530.	284,700	478,200	478,200	Year End Roll	1/3/2017
2016	101	FV	192,100	1400	5,530.	242,600	436,100	436,100	Year End	1/4/2016
2015	101	FV	179,900	1500	5,530.	237,300	418,700	418,700	Year End Roll	12/11/2014
2014	101	FV	179,900	1500	5,530.	195,100	376,500	376,500	Year End Roll	12/16/2013
2013	101	FV	179,900	1500	5,530.	185,600	367,000	367,000		12/13/2012

PRINT

Date	Time
12/10/20	17:23:10

LAST REV

Date	Time
08/01/19	17:20:33
danam	
1828	

USER DEFINED

Prior Id # 1:	14424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTNEY GERALD	69335-434		5/25/2017		550,000	No	No		
	17679-183		12/1/1986		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	570	Insulate	4,000	C				
12/14/2018	1644	Solar Pa	3,216	C				
11/30/2017	1595	Re-Roof	8,195	C				
6/14/1993	263	Manual	1,800					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS&NOTICE	BS	Barbara S
4/11/2018	Inspected	BS	Barbara S
3/29/2018	SQ Returned	MM	Mary M
5/13/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Meas/Inspect	256	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5530		Sq. Ft.	Site		0	80.	0.95	1			Med. Tr	-10					421,847						421,800	

Total AC/HA: 0.12695 | Total SF/SM: 5530 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,847 | Spl Credit | Total: 421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.89545494
Adj $ / SQ:	126.931
Other Features:	69231
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264486
Depreciation:	81991
Depreciated Total:	182495

COMMENTS

OF = SHOWERSTALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

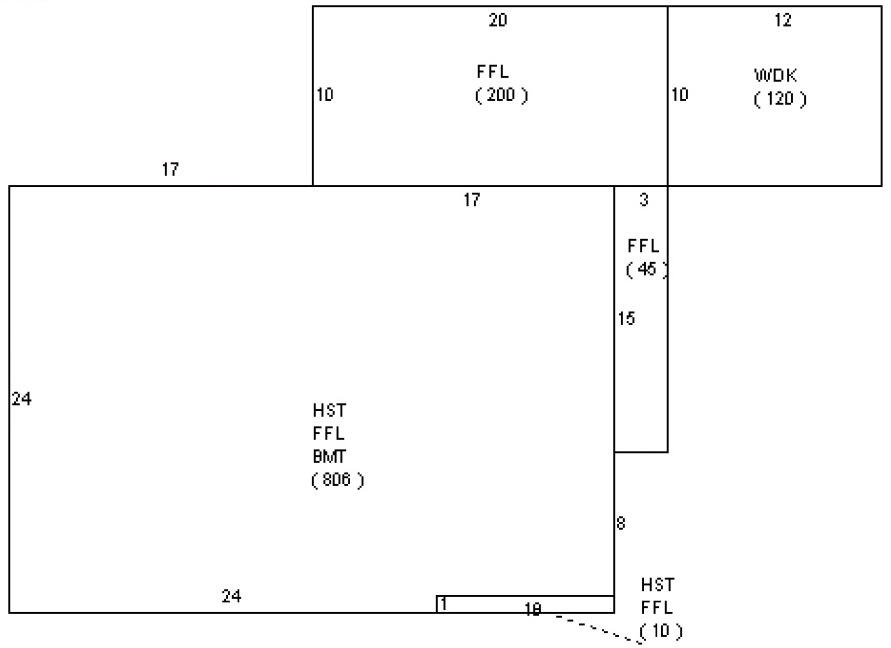
No Unit	RMS	BRS	FL
1	3	1	M
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.93
Special Features:	0	Val/Su Net:	83.30
Final Total:	182500	Val/Su SzAd	144.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,061	126.930	134,674
BMT	Basement	806	41.130	33,147
HST	Half Story	204	126.930	25,894
WDK	Deck	120	12.830	1,540

Net Sketched Area:	2,191			Total:	195,255
Size Ad	1265	Gross Are	2803	FinArea	1467

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
HST	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 021.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	A	AV	1985	12.94	T	27.2	101			1,400			1,400
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400